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JOANNAPERLMUTAR.COM

SALES REPRESENTATIVE



RE/MAX
REALTRON

Realty Inc.
BROKERAGE

Home of the
Top Producers

46 Gloucester Grove

\$1,995,000

MAIN FLOOR



Foyer

- Ceramic flooring
- 2 piece powder room
- Built-in closets

GENUINELY EFFECTIVE

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WELCOME TO 46 GLOUCESTER GROVE

Welcome to 46 Gloucester Grove — this thoughtfully renovated (2021) and meticulously maintained oversized bungalow boasts 3+2 bedrooms and 3 bathrooms PLUS a garden suite out back. Features include: gorgeous living area with hardwood floors, beautiful built-in storage and vaulted ceilings; 3 bedrooms and 2 bathrooms on the main level; lower level with concrete heated floors, a craft room, 2 bedrooms, and a large family/recreation room; the backyard is the ultimate space to unwind or entertain, perfect for outdoor living and dining. The separate garden suite has a kitchen, 4 pc bath and loft bedroom and it provides incredible flexibility for a work space, gym, or studio. Parking in private drive for 1 car. Electric charger included. In district for Cedarvale School, FHCI, Steps to TTC, the new Eglinton LRT, Cedarvale ravine, beltline, Eglinton West shops and restaurants.



Living Room

13' x 11.68'

- Hardwood floors
- Vaulted ceiling
- Track lights



Kitchen

16' x 12.17'

- Stainless steel appliances
- Hardwood floors
- Caesar stone countertops
- Built-in pantry
- Breakfast bar



Dining Room

16' x 12.17'

- Bay window
- Hardwood floors
- Built-in seating
- Fireplace (non operational)



Kitchen into Living Room

MAIN FLOOR



Primary Bedroom

13.16' x 10.99'

- Hardwood floors
- Double closet
- Overlooks backyard



Inclusions

Stainless Steel: Kitchen-Aid 6 Burner Range And Oven, Kitchen-Aid Fridge/Freezer, Miele dishwasher B/I Panasonic Microwave; White Frigidaire Freezer In Basement, whirlpool Washer And Dryer. Ecobee Thermostat, Basement Floor Heating System. B/I Speakers Upstairs, CAT 6 Wiring in House. Garden Suite: B/I Kensmere Dishwasher, Hisense Fridge/Freezer, Seville Heating/Cooling Unit. Hwt (R) and Water Softner (R). Roof (2024) Furnance (2021), Tesla Charger, Lutron Smart Lighting Controls, Murphy Bed In Guest Room

Exclusions

All Outdoor Security Cameras, Fire Pit + Backyard Tools, Sono Amplifier, Ecoflow Backup Batteries.



Second Bedroom

10.5' x 10.99'

- Hardwood floors
- Closet
- Built-in shelving
- Overlooks backyard



Third Bedroom

6.99' x 10.17'

- Hardwood floors
- Closet



4-Piece Bathroom



Hallway

- Hardwood floors

LOWER LEVEL



Recreation Room

27.99' x 11.32'

- Heated concrete flooring
- Built in shelving
- Pot lights
- 3-piece bathroom

Particulars

Taxes:	\$6,409.74	Heating:	Forced Air/Gas
Lot Size:	32.03' x 110.28'	Possession:	90-120 Days/TBA
Parking:	1 car parking in private drive, Tesla charger	Legal Description:	Plan 2339 PT Lots 16 + 17



Craft Area

10.76' x 9.68'

- Heated concrete flooring
- Built in shelving
- Pot lights



Play Area



3-Piece Bathroom



Laundry Room

- Heated concrete flooring
- Built in shelving
- Pot lights



Garden Suite

17.26' x 10.73'

- Laminate flooring
- 3-piece bathroom
- Loft bedroom
- Ceiling fan
- Pot lights



Back Deck



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